

**TAHI ANNUAL MEMBERSHIP MEETING
DECEMBER 13, 2025**

The December 13, 2025 quarterly meeting of the Texas Airstream Harbor, Inc. Membership meeting was called to order at 11:09 a.m. by President Bob Lauderdale

Recognition of New Members/Guests: Bob Lauderdale

Comments by Membership: None

Roll Call: Jack Stewart

Present: President Bob Lauderdale, Vice President Gil Moll, Secretary Jack Stewart, Treasurer Jimmy Clegg, Board Members Rich Wallace, Kevin Krisko, Jim Hodges, Pat Muller,

Absent: Mallory Smith

A Board quorum was established.

A membership quorum is established.

Reading of Minutes from October 2015 meeting: Jack Stewart

Reading of minutes waived. No edits. Approved as written by unanimous consent.

Treasurer's Report: Jimmy Clegg

Jimmy reiterated that the monthly and annual financial reports are posted on the website as well as hard copies on the bulletin board. He has an open-door policy if there are any questions/concerns by the membership and will be happy to discuss it. Jimmy's report focused on a review of the annual financials. There were no corrections.

Annual Audit Report – Members Jimmy Clegg, Norma and Doug Engelmann met with CPA Kevin McKay to review the financial reports of the corporation. Their review concluded that the records are in order.

Directors Report:

Roads, Equipment, Grounds & Gates: Kevin Krisko

- Biggest expense was repair of the large tractor "Tweety Bird." Tires were put also replaced on the Kubota tractor.
- Roads – 2 loads of asphalt laid.
- Mower running good and dedicated volunteer mower-operators continue to keep the grounds mowed.
- Gate working again after waiting 2 weeks for a part to be received. Electronics are obsolete so it can go anytime. Membership voted to extend the timer opening setting to 3 minutes if possible.

Electrical: Kevin Krisko

- Tom Kolkowski's property on Holly was redone - fixed.
- Tidwell's property on Lot #1 Oak –the pedestals needs rewired and metered.
- LeBlanc's property on Magnolia – electrical pedestal and sewer cleanout is buried. Will have to be dug out with backhoe and electrical pedestal rewired.

TCEQ: Bob Lauderdale**No new issues in the past year with TCEQ.**

- Update on Grant process – We have successfully completed the first stage of the process. In consideration of the inflationary increases since our original budget, we have increased our proposed funding request to \$1.6 million
- In this initial scoring we have been approved to have 70% of the money identified as a forgivable loan (essentially a grant). The other 30% will be a low or no interest loan. In this type grant, the 30% would be obtained through the sale of bonds with TWDB.
- The second stage is the formal application and the intent to apply for the grant has to be completed by January 5, 2026.
- At this stage we are required to identify two support entities hired and paid through the funding process; 1) A financial advisor that will act as the grant administrator and help guide us through the process. Eddie Aguilar, our Grant writer, has recommended Hill Top Securities out of Dallas. 2) Bond Counsel – will guide us through the process of designing a bond.
- When the 70% grant is awarded, the 30% bond will be issued. We cannot avoid a loan being issued – it all goes into one escrow account administered by the Project Manager. We may not need to use the 30% loan. Eddie does not think there is a prepayment penalty.
- The board has approved up to \$3k to consult with an attorney to ensure that no TAHI property will be exposed to any liability for TAHI water.

Water/Waste Water: Gil Moll

- Pumps operating, levels good, macerators working. There are some corrosion issues that will be addressed over this next year.
- Bill Pearson mentions that we need several men to learn the machinery and keep it up. Gil is planning a training session to cross train people to work on the machinery. They are also building a maintenance plan for the equipment.

TAHI Volunteer: Bob Lauderdale

- Jimmy Clegg has agreed to being the Volunteer Coordinator – creating comprehensive list of names of all the tasks, names of volunteers and their skill levels and then try to backfill tasks.
- TAHI board has responsibility for 29 areas that need attention and they are not getting to all of them. They need help.

Building Permits: Jack Stewart

- Tom Kolkowski – request for overhead door in storage building.

Membership – Jack Stewart

- Michael and Tracy Tidwell – Lots 1 & 3 Oak
- Jeff and Donna Cooney – Purchased Nancy Fitzgerald/Randy Robinson lot on Magnolia

Grievances – Pat Muller

None

Marketing – Gil Moll

- Plan to have a major push in 2026.
- Due to our tax status as a fraternal organization, we are limited on how much money we can make from outside TAHI so limited on how much we can make on camping fees.
- TAHI has possession of 17 lots that currently do nothing for us, eleven of which are available to purchase. They will be advertised in the Peddler in hopes of selling and bringing people into the park.

Website: Gil Moll

- Another 3 people have logged in since the last membership meeting. There are 68 that have logged in, 102 invitations have been sent out.
- More and more items will be put on the website.
- Contact Gil if anyone has any problems with access.

Insurance: Rich Wallace

- **No report**

Can-Do Club/Clubhouse: Dee Smith

- Have collected 50% of the funds for the clubhouse building fund goal.
- Have opened a booth at Plum Crazy to continue to move items.
- Gil mentions the clubhouse has 4 or 5 spots where there has been water leaking in the roof that need attention.

President's Report: Bob Lauderdale

- **Board Accomplishments/goals in 2025**
 - Increase communication with the membership – have blasted out emails, using WhatsApp and the members portal on our website. Also set up a board email address. Board wants the membership to feel they are being heard and know what's going on.

Unfinished Business: Bob Lauderdale

- Memberships requested at last meeting that the board consider the rules regarding a maintenance easement between properties.
- Special Rule by the board, called **The Good Neighbor Easement Rule** will be added to the new version of the By Laws and reads as follows: All members will be granted a maximum of 6'0" for a maintenance easement from any existing cabana side or slab or a 3'0" easement from the center line of the existing TAHI power meter location for lots that do not have improvements to perform only the following activities; property maintenance and yard maintenance activities. Any damage resulting from utilizing the easement will

be the responsibility of the member using the easement and will be repaired to the condition prior to accessing the easement. Members may only utilize the easement for the above activities. Members may not alter in any way the easement area. They may not store or place anything in the easement area other than temporarily for the above activities. This includes plants, flowers, bushes, landscaping timbers, bricks or any other item that is not required for the above activities. For clarity and avoidance of doubt, the easement areas controlled and maintained by the member for the lot membership is assigned. In the spirit of being a good neighbor, the board encourages all members to give advance notice of intent to access the easement for the above-described activities.

- The board wants to emphasize a couple of points:
 - This easement applies to the people involved between the 2 lots. It is not a general maintenance access for everybody. If your lot adjoins someone else's lots, that is what is being referenced here. It was been said that there are 70 lots that this might impact if something came up. Those are lots where things have been bumped together closer than they should have been.
 - The board encourages you to work with your neighbor when you use this. This is trying to solve a problem where neighbors were not able to work it out themselves. The board cannot solve problems between people. This is an effort to try to do that but the board still has the expectation that they all work together and try to work out problems together.
 - If essential maintenance is required on lots, the board and volunteers acting on behalf of the board have the right and obligation to go onto properties to carry out those activities.

New Business:

Request for Assessment Increase by Board: Jim Hodges

- Looked at 2025 costs through October and projected out over 5 years what the cost would be in the various major accounts on the general ledger.
- Assumptions:
 - No significant increase in revenue over the next 5 years.
 - Inflation of 3% in every account (averaged 4% annual inflation over the last 5 years).
 - Infrastructure, equipment and facilities are getting older so maintenance costs will increase as they age.
- Review of costs in 2025 versus increasing 3% over next 5 years.
- Bottom Line: There is \$111,706 in savings. If there is no assessment, assuming revenue stays the same the following shortages will occur:
 - 2026: \$80 per lot short on revenue vs expenses.
 - 2027: \$125 per lot short
 - 2028: \$176 per lot short
 - 2029: \$231 per lot short
 - 2030: (year 5) \$290 per lot short
- If there is no increase in income and no new capital projects or improvements are taken on, the savings will erode in 4 years.

- The outcome can be influenced by unknown factors – additional income from sales of lots, transfer fees, camping fees, etc., increased costs due to inflation or decreased costs due to recession, etc.
- The requested increase won't totally solve the issues. However, the board realizes membership may not be able to absorb a really large increase all at once.
- The board believes this request is financially prudent to fund what is needed at this point. If not approved, the board will try to work within the constraints which means some services will be reduced/deleted. The increase will not go into effect until 12/2026.

Election completed:

- Vote Tellers are Jennifer Richardson, David Brisban and Jeff Cooney
- Ballots were delivered to individuals at their table. A total of 70 ballots were handed out at the meeting with 20 mail-in ballots.
- Vote outcome:
 - New Board Members: Doug Engelmann, Gil Moll, John House.
 - The Board thanked Rich Wallace for his service.
 - The appointment of Jimmy Clegg was confirmed.
 - Painting ceilings black was moot – withdrawn by committee.
 - The requested increase in annual assessments from \$700 to \$820 (\$120 increase) was approved by the membership vote. Yes 62, No 25.

Meeting was adjourned by President Bob Lauderdale @ 12:56 p.m.